

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fall River**

State: **MA**

PJ's Total HOME Allocation Received: **\$20,091,880**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	96.25 %	94.88 %	8	93.55 %	79	76	
% of Funds Disbursed	89.25 %	89.43 %	9	86.03 %	62	62	
Leveraging Ratio for Rental Activities	2.4	8.07	17	4.83	24	29	
% of Completed Rental Disbursements to All Rental Commitments***	96.73 %	91.84 %	8	81.34 %	64	55	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.14 %	73.59 %	4	70.65 %	85	81	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.21 %	82.13 %	12	81.57 %	37	38	
% of 0-30% AMI Renters to All Renters***	48.66 %	51.00 %	13	45.66 %	55	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.72 %	97.43 %	18	96.25 %	21	23	
Overall Ranking:			In State: 11 / 19	Nationally:	67	67	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,820	\$27,569		\$27,146	748 Units	81.00 %	
Homebuyer Unit	\$9,848	\$16,168		\$15,140	145 Units	15.70 %	
Homeowner-Rehab Unit	\$17,546	\$15,459		\$20,860	31 Units	3.40 %	
TBRA Unit	\$0	\$4,091		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,979	\$78,563	\$19,316
State:*	\$150,004	\$103,987	\$23,649
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.4	92.4	87.1	0.0	Single/Non-Elderly:	31.8	32.4	22.6	0.0
Black/African American:	10.9	3.4	6.5	0.0	Elderly:	27.1	3.4	35.5	0.0
Asian:	0.1	0.7	0.0	0.0	Related/Single Parent:	30.4	20.7	12.9	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	8.8	39.3	25.8	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	2.0	4.1	3.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.7	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.8	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	6.2	2.8	6.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.8	31.0	41.9	0.0	Section 8:	33.3	0.0 [#]		
2 Persons:	20.3	19.3	25.8	0.0	HOME TBRA:	0.0			
3 Persons:	12.0	25.5	6.5	0.0	Other:	14.7			
4 Persons:	7.9	13.8	16.1	0.0	No Assistance:	52.0			
5 Persons:	3.2	6.9	6.5	0.0					
6 Persons:	1.1	3.4	3.2	0.0					
7 Persons:	0.4	0.0	0.0	0.0					
8 or more Persons:	0.1	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			136	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River State: MA Group Rank: 67
 (Percentile)
 State Rank: 11 / 19 PJs Overall Rank: 67
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	96.73	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	88.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	93.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.87	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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